

City of GLENDALE



EXHIBIT C

CALIFORNIA

PLANNING DIVISION

623 EAST BROADWAY
GLENDALE, CALIFORNIA 91205
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November 27, 1978

County Sanitation Districts
of Los Angeles County
1955 Workman Mill Road
Whittier, Ca. 90607

Re: Case No. 6668-U
3200 E. Glenoaks

Gentlemen:

Pursuant to the provisions of Article IX, Appendix, Glendale Municipal Code, the Zoning Administrator on October 25, 1978, conducted and closed a hearing, taking under submission the application for Use Variance to continue operation of sanitary landfill in the R1 One-Family Zone at 3200 E. Glenoaks Blvd., also known as 7721 N. Figueroa Street, being Portion of Lot 89, Map No. 2 of Watt's Subdivision; Portions of Lots 11, 12, and 13, Tract 2977, Portions of Lots B and C, Tract 7183; Portion of Lot 240, Tract 7498, Lots 1 and 2 and Portions of Lots 3 and 4, Tract 10395; and Portions of Vacated Glenoaks Boulevard and Dawes Drive.

After considering the evidence presented with respect to this application, under the provisions of Section 900, Appendix, the Zoning Administrator has made the following findings:

- I. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance in that it would cause abandonment of an existing landfill project prior to completion and require approximately 2000 tons per day of refuse to be hauled to more distant landfills, resulting in unnecessary air pollution, fuel consumption, traffic congestion, and other expenses.
- II. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood in that the project was previously authorized and commenced pursuant to a conditional use permit granted 20 years ago. The use is in an area ideally situated geologically and geographically for landfill operations leading to an eventual regional park.

- III. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in that the landfill operation is entered by a road passing through an undeveloped area, is separated from private urban developments by mountain ridges, fill slopes, and improved public park areas, and is performed using proven techniques to suppress nuisance conditions.
- IV. The granting of the variance will not be contrary to the objectives of the ordinance in that the project is converting a canyon into useable land for a regional park consistent with the Land Use Element of the General Plan of the City of Glendale.

It is, therefore, the determination of the Zoning Administrator on _____ that this application for variance be granted subject to compliance with the following conditions:

1. That the land fill operations be confined within the "site boundary" as designated on Exhibit A displayed at the Zoning Administrator's hearing of October 25, 1978.
2. That access to the land fill area by vehicles carrying rubbish be by way of the existing accessway entering the site from the south, and that all such vehicles be specifically precluded from using Glenoaks Boulevard as a means of access.
3. That all areas of likely access be secured and fenced to preclude unauthorized access, particularly vehicular access, to operational areas of the site.
4. That all fencing and appurtenances be maintained in good condition at all times.
5. That an attendant in responsible charge be on duty at all times when operations are in progress.
6. That the hours of landfill operation be limited to between 8:00 A.M. and 6:00 P.M. during weekdays with no operations permitted on Sundays.
7. That representatives of interested governmental agencies be permitted access during the above hours to inspect operations and take samples.
8. That the landfill be operated in accordance with all requirements of the Solid Waste Management Board, State of California, and of all other appropriate enforcement agencies.

9. That all refuse be continuously covered and that no rubbish be permitted to remain exposed at the end of each day.
10. That no scavenger operations be permitted.
11. That any experimental resource or energy recovery activity be subject to prior approval of the Zoning Administrator.
12. That drainage from the fill be provided in a manner so as not to erode the face of the fill and in accordance with a drainage plan approved by the City Engineer, City of Glendale.
13. That suitable planting to prevent erosion be installed on all fill slopes upon completion of each fill slope surface.
14. That the water supply system required for the land fill project and for fire protection be kept in good condition satisfactory to the Public Service Department, City of Glendale.
15. That adequate sanitary facilities be maintained on the site.
16. That all vehicles and equipment used in the operation be equipped and operated in such a manner as to not cause a noise level at the site boundary (Exhibit A) more than 5 decibels above the ambient noise level as defined in Chapter 11, Glendale Municipal Code.
17. That all rubbish be contained within the site boundary (Exhibit A) and that any rubbish which inadvertently escapes from the site be retrieved whenever possible.
18. That any odors or fumes be controlled by physical or chemical means when necessary to prevent a nuisance condition affecting other properties.
19. That upon completion of the landfill operation all equipment and structures not be used for park purposes be removed from the site.
20. That the exercise of this variance be conducted in accordance with the joint powers agreement between the Los Angeles County Sanitation District, the County of Los Angeles, and the City of Glendale.

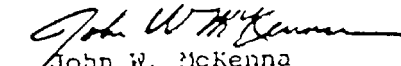
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Under the provisions of Article X, Appendix, the determination of the Zoning Administrator does not become effective for a fifteen-day period. This period of time, until December 12, 1978 is allowed for any person aggrieved by this determination to file a written appeal in triplicate on forms which shall be provided upon request to the Board of Zoning Adjustments.

The rights and privileges granted by this variance will expire one year from the date of this grant unless promptly commenced and used in full compliance with the law and all conditions of approval.

Very truly yours,

Gerald J. Jamriska, A.I.C.P.
Planning Director


John W. McKenna
Zoning Administrator

JW:IK/mg

cc: City Clerk; Building Section; City Engineer; Public Service,
Public Works; Charles Carry; Ralph Breedon; Charles Coffey;
Mr. Mnoian; Richard Stevens; Richard Kemp; Bernice Tyner;
Jack Serin; Charles H. Barnes; Arthur Krieger; George P.
Gibson; Walter F. Wilson; Michael W. Selna; Stephen J.
Koonce; County Engineer; County of Los Angeles Department
of Health Services

SCHOLL CANYON PERMIT

REASONS

(a) Adherence to the ordinance regulations would result in practical difficulty or unnecessary hardship because:

The Scholl Canyon Landfill, which has been operated by the Sanitation Districts of Los Angeles County under the existing use permit since 1961, plays a key role in the management of solid waste in the County. The site receives 2000 tons per day of refuse from an estimated population of 500,000. As other sites reach capacity and close, Scholl Canyon will receive larger quantities of refuse. Continuation of the existing operation would prevent longer refuse hauls to more distant landfills and, therefore, limit air pollution, fuel consumption and traffic congestion associated with refuse hauling. Variance from the ordinance regulations would allow the continued operation of this key landfill site.

(b) The exceptional circumstances, conditions, intended use, or development of the property are:

Scholl Canyon is ideally suited for use as a sanitary landfill. The geology is suitable to receive Class II refuse and the earth required to cover the refuse each day is abundant enough to eliminate the need for importing it to the site.

Geography, another important consideration, is ideal. Refuse trucks deliver refuse to the site by using an access road that traverses rugged, undeveloped land. This eliminates refuse traffic impacts on local residents. The site itself is isolated from view by the surrounding ridges on three sides and by an earthen berm along the front face. The site is also located far enough away from most residences so that noise, dust and odor problems are minimized.

Upon completion of the fill operation, approximately 150 acres of relatively level (2% grade) open space will be available for recreational development by the City of Glendale.

(c) The variance will not cause detriment to public welfare nor be injurious to property or improvements in the neighborhood because:

The operation has been strictly controlled to insure prevention of nuisance conditions. The practice of sanitary landfilling involves covering compacted refuse with 6 inches to 12 inches of soil. This daily cover of soil serves several purposes:

- (1) It seals the refuse in and thereby eliminates odors and litter.
- (2) It isolates the refuse from vermin.
- (3) It prevents contact between the refuse and precipitation.

The strict control of the operation has minimized impact on residences near the site during the past 17 years of operation.

The site geology has been reviewed by a professional geologist. This review has indicated that the operation of the site as a Class II sanitary landfill will not adversely affect groundwater quality.

(d) *The variance will not be contrary to the objectives of the ordinance because:*

The variance would allow continuation of a project that is converting canyon land into a landform more suitable for intensive recreational use. Development of land suitable for recreational utilization is aligned with plans for the site developed twenty years ago by the City of Glendale Department of Public Works (Report by William Martini dated 12/30/57.)